



2881 SOUTH KIHEI ROAD • KIHEI • HI 96753
PH: 808.879.6321 • FAX: 808.879.8945
www.mauilea.com

August 7, 2020

Aloha Maui Lea Owners:

Hope my letter finds you and your loved ones in good health.

Sadly, I'm informing you that the Governor of Hawaii in his legislative briefing on July 13, 2020, extended the 14-day quarantine through the end of August 2020, due to the continued outbreaks of COVID-19 in many mainland states.

Our number one priority is the Health and Safety of our Owners and Staff. Unfortunately, the Social Distancing and Face Covering will be with us for some time. This has been a challenging year for all, Owners and Staff.

Our regular Board Meeting in April 2020 was held remotely, due to the COVID-19 Corona Virus. I would like to thank the Budget and Renovation Committees for their hard work, presenting a "0%" increase of the Maintenance Fees for the coming year, and continue with limited renovations and still able to have that "Gold Crown Status" that we are accustomed too. A special thanks to Dennis and Nancy.

Dennis (General Manager) and his staff continue with the deep cleaning and disinfecting our units, replacing damaged wood structures and steps, updating sprinklers, and beautifying the landscapes. Refurbishment of the Screen Doors and repairing many Cabinet bottoms that are being damaged by the heat and steam from the coffee makers and toasters.

Nancy, (Homeowner Services) has been working hard emailing and talking with owners about their travel plans and issuing credits as much as possible. It is getting harder to accommodate owners; your patience is appreciated during these challenging and difficult times.

Note: The board approved the 3rd restatement of the Declaration and Bylaws, which can be found on the Maui Lea website, www.mauilea.com once the document is recorded.

Because the current COVID-19 situation brings so many uncertainties on gatherings and travel, at this time your Board of Directors is asking that all owners stay safe at home and **NOT** attend our upcoming annual owners meeting which is scheduled for Tuesday, September 15, 2020.

The meeting will be called to order at 9:30 a.m. on September 15th and adjourned (no business will be conducted) to reconvene on January 26, 2021.

To adjourn the meeting to January, a quorum of 15% must be reached. We therefore ask that you submit your proxy as soon as possible, which will be used for both the 9/15/20 and the reconvened meeting on 1/26/21.

Enclosed are the following for your upcoming owners' meeting:

1. Notice
2. Proxy
3. Resumes
4. 9/25/19 (Annual) & 4/23/20 (Special) Minutes
5. AOA Maui Hill Annual Meeting Notice

Please do the following to ensure that your proxy is valid:

- Print your interval numbers (If the interval is owned by the same person/entity, you can use one proxy form for all of the intervals.)
- Sign the proxy (If you are signing as a representative capacity, please add your title.)
- Date that the proxy is signed
- Mail your proxy so it is received by the Association's Managing Agent or Secretary **no later than 4:30 p.m. (HST) on Friday, September 11, 2020** via the following methods (Note that our managing agent's offices have moved.):
 - ❖ Fax to: (808) 931-1534
 - ❖ Scan & email to: propmgmt@aqua-aston.com
 - ❖ Mail to: AOA Maui Hill, c/o Aqua-Aston Hospitality, LLC, Condominium Administration, 820 Mililani Street, Suite 600, Honolulu, HI 96813. (return envelope is provided)

Should you have any questions, please contact our plan manager at 808-931-1577 or email at the above address. The Aqua-Aston staff continues to work from home so please leave a detailed message and they will get back to you as soon as possible.

Our Team is working hard keeping your home ready and safe, looking forward to the day when we will see you at this beautiful Resort, and enjoy the well-deserved rest and relaxation.

Be safe and stay healthy.

Sincerely,

FOR THE BOARD OF DIRECTORS
MAUI LEA



Bill Petro
President

BP:ro

Enclosures

**NOTICE
ANNUAL MEETING OF THE
MAUI LEA TIME INTERVAL OWNERS ASSOCIATION**

NOTICE IS HEREBY GIVEN that the annual meeting of the Maui Lea Time Interval Owners Association will be held on:

DATE: Tuesday, September 15, 2020
TIME: 9:30 AM (Registration begins at 9:00 a.m.)
PLACE: Maui Hill – (Check with Manager for location)
2881 South Kihei Road
Kihei, HI 96753

Below is the order of business:

AGENDA

- A. Roll Call and Determination of Quorum
- B. Proof of Notice of the Meeting
- C. Reading of the Minutes of the Previous Meetings
- D. Report of the Officers
- E. Report of Any Committees
- F. Report of General Manager
- G. Report of the AOA
- H. Election
 - 1. Election of Inspectors of Election to Conduct the Election
 - 2. Election of Directors (see enclosed director resumes)
- I. Unfinished Business
- J. New Business
 - 1. Discussion of AOA Maui Hill Annual Meeting Matters
 - a. Election of Directors
 - b. Tax Resolution
 - c. Any other vote
 - 2. Any Other New Business
- K. Adjournment
- L. Owners Forum

BY CALL OF: LOREN KNOTT, SECRETARY

Notice Date: August 7, 2020

NOTE: PROXIES WILL NOT BE VALID UNLESS COMPLETED AND RECEIVED BY THE ASSOCIATION'S SECRETARY BY **4:30 P.M. HAWAII STANDARD TIME ON FRIDAY, SEPTEMBER 11, 2020.** IN ADDITION TO MAILING, PROXIES MAY BE SENT BY FAX OR EMAIL PROVIDED THE COPY RECEIVED IS A COMPLETE REPRODUCTION OF THE ORIGINAL SIGNED AND COMPLETED PROXY. **MAILING ADDRESS: 820 MILILANI STREET, SUITE 600, HONOLULU, HI 96813. FAX NUMBER (808) 931-1534. EMAIL ADDRESS propmgmt@aqua-aston.com.**

URGENT: WE NEED YOUR HELP. PLEASE RETURN PROXIES SO A QUORUM CAN BE ESTABLISHED TO CONDUCT A MEETING.

It is most important that you return the Proxy in the enclosed envelope. Failure to obtain a quorum will result in an extra cost to each owner.

There will be an Organizational meeting and regular meeting of the Board following the close of the annual homeowners meeting.

MAUI LEA WEB SITE: <http://www.mauilea.com>

Enclosures: Proxy Form
Candidate Resumes
Annual Minutes of September 25, 2019
Special Meeting Minutes of April 23, 2020
AOAO Maui Hill Annual Meeting Notice
Self-Address Return Envelope

**MAUI LEA TIME INTERVAL OWNERS ASSOCIATION
PROXY (2020)**

This proxy for Maui Lea Time Interval Owners Association (the "Association") is in two parts. Part One is for establishing a quorum and, if you wish, designating a body or person to vote on your behalf at the meeting for election of directors. Part Two, Election of Directors, allows you to indicate your vote for the directors for election to the Board of Directors.

PART ONE

The undersigned does hereby constitute and appoint the MAUI LEA TIME INTERVAL OWNERS ASSOCIATION Board of Directors

OR

(you must print the name of your proxy holder here, if other than the Board of Directors)

as the undersigned's attorney or agent, with full power of substitution, to act in the undersigned's name, place, and stead, and to vote as the undersigned's proxy at the Tuesday September 15, 2020 Annual Association meeting, and at any and all adjournments thereof, for the transaction of any and all business that may come before the meeting, including the election and re-election of Directors according to the interest in the Association that the undersigned would be entitled to vote if then personally present, hereby revoking any proxy or proxies heretofore given, and ratifying and confirming all that said attorney and agent may do by virtue hereof. Except for Part 2, the holder of this proxy may vote in any manner.

PART TWO: ELECTION OF DIRECTORS

Each time share interest has one vote. If an owner has more than one time share interest, the owner has one vote for each of them.

Cumulative voting is allowed. Each owner may accumulate his/her votes and may cast to any one or more nominees to the Board of Directors, a vote equivalent to the votes to which such owner is entitled, multiplied by the number of directors to be elected by the Association. Each owner is entitled to give all of his/her votes to one nominee or to distribute his/her votes amongst the nominees. Since there are three vacancies on the Board, you may split the votes among candidates. For example, you can cast three votes for one nominee; or you can cast one vote each for three nominees, as long as the total votes cast does not exceed three.

The total votes should not be more than 3 multiplied by the number of intervals owned. For example, if the owner owns 1-time share interest, then the owner has 3 votes. If the owner owns 2-time share interests, the owner has 6 votes.

Please mark the number of votes by your choice of nominee(s).

<u>Nominees</u>	<u>Votes</u>
*Richard Endean	_____
Ryan Endean	_____
*Timothy Ohm	_____
*Bill Petro	_____
Frank Zielke	_____
Total Votes Cast:	3 X # of intervals owned

TOTAL SHOULD NOT BE MORE THAN THREE (3) multiplied by the number of intervals owned

*Incumbent

Continued on Reverse

If the undersigned has indicated the manner in which he or she desires to vote upon the matters set forth below by checking the appropriate space, the undersigned's proxy holder shall vote in strict accordance, therewith; otherwise **if no direction is given the undersigned's proxy shall vote thereupon as he or she desires.**

PRINTED NAME OF OWNER(S)

SIGNATURE OF OWNER(S)

(Please Print)

(Required)

(Please Print)

(Required)

Unit No(s), Interval No(s): _____

SIGNED THIS DATE: _____

IF YOU OWN MULTIPLE INTERVALS, YOU WILL ONLY RECEIVE ONE PROXY. PLEASE LIST ALL INTERVAL NUMBERS ON THIS PROXY. IF YOU WISH TO HAVE SEPARATE PROXIES FOR EACH INTERVAL, PLEASE NOTIFY THE PLAN MANAGER AT THE ADDRESS STATED BELOW.

Please sign your name as it appears in the Association's records. Persons signing in a representative capacity (personal representatives, executors, administrators, trustees, guardians, conservators, partners, members of a member-managed LLC, managers of a manager-managed LLC, and corporate officers) are to add their titles and, if requested, are to submit evidence of their authority to act in that capacity.

For this proxy to be valid the proxy giver must provide the date that the proxy is signed, his or her printed name, signature, interval(s), and the name of the proxy holder if other than the Board of Directors.

Proxies will not be valid unless completed and received by the Secretary of the Association or the Co-Plan Manager at the address stated below by **4:30 p.m. Hawaii Standard time on Friday, September 11, 2020.** Faxed proxies are acceptable. You may also scan your proxy and email it to propmgmt@aqua-aston.com. Proxies sent by fax or email must be a complete reproduction of the original signed and completed proxy. If you own more than one (1) interval, please list all interval numbers on this proxy.

ALL PROXIES SHOULD BE COMPLETED AND MAILED OR FAXED TO THE ADDRESS SET FORTH BELOW OR EMAILED TO THE SECRETARY. IF THIS PROXY IS TRANSMITTED BY FAX OR EMAIL, BY SIGNING THIS PROXY I AFFIRM THAT THE TRANSMISSION WAS AUTHORIZED BY ME.

Secretary
Maui Lea Time Interval Owners Association
c/o Aqua-Aston Hospitality, LLC
820 Mililani Street, Suite 600
Honolulu, HI 96813
Fax No. (808) 931-1534
Email: propmgmt@aqua-aston.com

CHECK HERE IF YOU WOULD LIKE A COPY OF THE AUDIT.

EMAIL TO: _____

**MAUI LEA
BOARD CANDIDATES
SEPTEMBER 15, 2020**

*Incumbent	Interval No.	Address
*RICHARD ENDEAN	130	2881 South Kihei Road, #67 Kihei, Maui, HI 96753

Mahalo for your support of my candidacy for Director in 2017. I would like your continued support at the September 2020 annual meeting. Many of the accomplishments over the past three years have involved renovations to the timeshare unit furnishings. These improvements as with the past have been done to keep your home in the islands contemporary with newer projects. Thanks to your support, the leadership of Mr. Costa and the entire board we have been successful. My commitment is to continue with this goal in our ongoing decisions.

Please include your proxy for me to vote on your behalf any motions made from the floor.

RYAN ENDEAN	13N	3580 Coyote Road West Sacramento, CA 95691
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My name is Ryan Endean and I am a first-time candidate for the Board of Directors. I have been blessed to have the opportunity to spend countless vacations at Maui Hill over the past 30 years. I've grown up on the property and consider it a second home. I've celebrated my honeymoon there and watched my daughter and niece enjoy the property as children, just as I did. General Manager Dennis Costa and the staff are like family to me.

I would be honored to have the opportunity to give back to a place that means so much to me as I'm sure it does to so many other families. It's important that the next generation of timeshare owners can trust that their property is in good hands and the Board is being a good steward of their maintenance fees. I will work to ensure money is spent wisely, with a focus on regular improvements to keep our facility up-to-date and enjoyable for all.

I currently reside in West Sacramento, California with my wife and daughter. I work as a Communications Director for the State of California. I would be honored to have your support.

Mahalo.

*TIMOTHY OHM	110B, C & D	ON281 Calvin Ct. Winfield, IL 60190
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My name is Tim Ohm. I am your current Treasurer. I have been honored to be on Maui Hill Board for the last 4 years. Collectively the Board members and I have been dedicated to the hard work and problem solving to keep our maintenance fees low while striving for the excellence and integrity that we want for our properties. Please trust that I will continue to listen and represent these decision-making processes for the good of the Maui Hill community.

My wife Tammy and I reside in Winfield, Illinois. I own an Insurance Agency. I have been serving my community for the last 35 years in the insurance industry; specializing in commercial insurance. Tammy and I purchased 3 weeks in Unit #110 in 2004. We love Maui Hill and the friends that we have met and made over the years. We proudly call all of you our Maui family!

Please consider voting me for reelection. I would like to continue to represent you for another term.

Sincerely,

*Incumbent

Interval No.

Address

***BILL PETRO**

12PP, 78YY, 90V, 90PP

**9191 Cielito Street
Alta Loma, CA 91701**

I would like to thank you for your support, it has been an honor and privilege serving you, my wife and I, always look forward to spending time at this beautiful resort.

It has been rewarding and a great experience, being your treasurer, part of Renovation and Budget Committees, and currently, serving as your Association President for the past two years.

During the past years, we continued with some renovations, upgrading our units with New Mattresses and Dining Room Sets, replaced old Refrigerators and Microwaves, Repainting Screen Doors, and installing user friendly Locks. We overcame the challenges of the Land Lease Extension, working on our biggest challenge, the COVID-19 Pandemic, planning on, how to get through and manage the next few months. We made many changes at Maui Hill to protect our owners and staff. Looking forward to the time, when we can enjoy our beautiful resort, have un-restricted access to activities, and able to, just relax. Always looking for ways to enhance our property, controlling expenses, and increase the value of our investment.

I'm asking for your vote and continued support, looking forward to representing you, while preserving our resort's high standards, beauty, and continued success, during these challenging times.

Sincerely

Bill Petro

FRANK ZIELKE

5A

**577 Macedonia Church Road
Blue Ridge, GA 30513**

I Frank Zielke have been, a Maui Lea Interval owner since 1989.

Retired COO for a U.S. Div. of a Multi-National Corp. and CEO U.S. Oper. Of a French sub.

Retired Business owner.

Co-founder and President of Lake Homeowners Assoc. Northern Calif. 600 Homes. Re-elected President every two years for a period of six years.

I have the time and the experience to contribute to the Maui Lea organization.

Frank Zielke

**Maui Lea Time Interval Owners Association
Annual Meeting – September 25, 2019
Residence Inn, Maui, Wailea**

A. Call to Order

President Bill Petro called the meeting to order at 9:30 a.m. Leslie Chang was Recording Secretary for the meeting. A quorum was established with 641 out of 3,798 intervals (excludes 2 developer intervals) 16.88% present in person or by proxy.

B. Approval of Minutes

Hearing no objections, the minutes of the September 18, 2018 were approved.

C. Report of Officers

1. President's Report – Bill Petro gave the President's Report. He acknowledged and thanked the staff and owners.
2. Treasurer's Report – Tim Ohm, Frank Robar and Mike Robar gave a verbal report.
3. Committee Report(s) – Nothing to report
4. Manager's Report – General Manager Dennis Costa provided a verbal report, thanked the owners, board, and staff.
5. Report of the AOA – Will provide a report at the AOA meeting.

D. Appointment of Tellers

Joseph Brandner and Maureen Neglia were appointed as tellers.

E. Election of Directors

Nominations and elections were conducted for two three-year terms. The results of the election are:

Name	Votes
Robert Jacalone	468 – 3 years
CJ Law	454 – 3 years
Susan O'Brien Moore	231

F. New Business

1. Discussion of AOA Maui Hill Annual Meeting Matters

A. Section H Declaration of the AOA Declaration Amendment to add New Subsection H:

MOTION: Jo Black moved to have the Maui Lea Board President or Vice President vote the 76 timeshare units in support of the proposed Section 11 amendment to the AOA Maui Hill Declaration by adding in a new Subsection H as follows to be voted via the ballot sent by the Association:

“H. Notwith standing any other provision in the Declaration or Bylaws, permit owners to install, maintain, repair and replace solar energy devices on the common elements and lease the common elements for such solar energy devices, provided that the owner obtain prior written approval of the Board and the owner comply with all rules and regulations enacted by the Board of Directors, and that the Board may make additions and alterations to the materials and compositions of the roofs to permit the installation of solar energy devices.”

The motion was seconded by Madonna Petro.

In Favor: 640 votes
Opposed: 1 vote

The motion passed.

B. Solar Project

MOTION: Rosemary Jacalone moved that if the solar project is completed and the electricity expenses need to be readjusted, that the Board of Directors be authorized to vote in favor of an amendment to the AOA Maui Hill Declaration of Condominium Property Regime to allow the expenses for electricity to be charged to owners in proportion to the buildings instead of the common percentage interest. The motion was seconded by Maureen Neglia and passed by unanimous consent.

2. Proposed Amendment of Second Restatement of Declaration and Bylaws & Restatement – There are several proposed amendments, many of which concern elimination of references to the Developer, as those provisions are outdated. Some proposed changes also concern making the documents gender neutral and correcting spelling or grammatical issues. The substantive proposed changes to the Declaration are as follows: Background Information and Sections 3.4, 3.5, 6.2, 7.6, 8.1, 8.4, 8.5, 8.7, 8.8, 8.9, 10.3, 10.5, 11.1, 12.2, 12.3, 13.1, and 14.1. The substantive proposed changes to the Bylaws are as follows: Art. IV, Section 3; Art. V, Section 3; Art. V, Section 11; Art. VI, Sections 1, 2, 6, 14, 15; Art. VII, Sections 1, 2, 3, 4, 5, 6, 7; Art. XI, Sections 3 and 6; and Art. X, Section 2. Not included with the Proposed Amendment is the Table of Contents, which will be finalized when recording and depends on the amendments that are adopted. Also not included with the Proposed Amendment are the Exhibits. The Exhibits will be the same exhibits as attached to the Second Restatement of Declaration and Bylaws. Redlined changes were sent to the owners and reflected in Addendum B.

MOTION: Joe Black moved to approve the amendments to the Second Restatement of the Maui Lea Time Interval Program Revised Timeshare Declaration and Bylaws, as shown in Addendum B. The motion was seconded by Bob Jacalone and passed by unanimous consent.

3. Voting at the Master Association: Motion Regarding Vote for AOA

MOTION: C J Law moved to have the Maui Lea Board President or Vice President vote the 76 unit votes for the Master Association as the Board determines. The motion was seconded by Timothy Ohm and passed by unanimous consent.

C. Adjournment

There being no objections, the meeting was adjourned at 11:52 a.m.

Approved By:

Loren Knott, Secretary
Board of Directors

Ruth Okada
Recording Secretary

Date Approved by the Owners

**Maui Lea Time Interval Owners Association
Special Meeting – April 23, 2020
Maui Hill, Kihei, Maui**

A. Call to Order

Vice President Robert Jacalone called the meeting to order at 8:45 a.m. Ruth Okada was Recording Secretary for the meeting. A quorum was established with 639 out of 3,798 intervals (excludes 2 developer intervals) 16.82% present in person or by proxy.

B. Appointment of Tellers

Loren Knott and Dick Endean were appointed as tellers.

C. New Business

1. Change in Agenda

There being no objection, a new business item was added to the agenda concerning borrowing funds.

2. Authorization for Electricity and Solar Energy – The Maui Hill Association of Apartment Owners seeks to install solar energy to supply electricity in individual units.

MOTION: Dick Endean moved that on the condition that the Association of Apartment Owners of Maui Hill Board of Directors approves the terms and conditions of a power purchase agreement and/or MECO's requirements for the installation of solar energy devices at Maui Hill, the President of the Maui Lea Time Interval Owners Association is authorized to take all actions, including but not limited to, voting to amend the AOA Declaration and Bylaws, to enable:

(1) Installation of solar energy devices in or on the common elements, limited common elements and units to provide solar energy to owners' units;

(2) Treatment of electricity and solar energy devices and all related equipment as common elements and the costs thereof as common expense of the AOA; and

(3) Assessment of unit owners by the AOA for the cost of electricity and solar energy.

The motion was seconded by Loren Knott and passed.

In Favor: 596 votes

Opposed: 43 votes

3. Borrow Funds – The U.S. Small Business Association has made available funds to small businesses, including associations, to help with operating costs during COVID-19. The Board of Directors for the Association of Apartment Owners of Maui Hill desires to borrow funds through the government loan programs to help subsidize operation and administration costs, such as payroll and utilities, at Maui Hill.

MOTION: Dick Endean moved that the President of the Maui Lea Time Interval Owners Association is authorized to take all actions, including but not limited to, voting and providing consent to enable the Board of Directors for the Association of Apartment Owners of Maui Hill to borrow monies under government loan programs for the maintenance, operation and administration of the common elements and personal property of the condominium project, including for payroll and utilities.

And to further authorize the Board of Directors for the Association of Apartment Owners of Maui Hill to borrow from the Association reserve account for the operation and administration of the Association, provided that the reserves will be reestablished within three years. The motion was seconded by Loren Knott and passed by unanimous consent.

D. Adjournment

There being no objections, the meeting was adjourned at 8:58 a.m.

Approved By:

Loren Knott, Secretary
Board of Directors

Ruth Okada
Recording Secretary

Date Approved by the Owners

**NOTICE OF ANNUAL MEETING
OF THE ASSOCIATION OF APARTMENT OWNERS
OF MAUI HILL**

NOTICE IS HEREBY GIVEN that the Annual Meeting of the Association of Apartment Owners of Maui Hill has been called pursuant to Article II, Section 2 of the By-Laws and will be held on:

DATE: Tuesday, September 15, 2020
TIME: 9:45 a.m. (Registration begins at 9:15 a.m.)
PLACE: Maui Hill – (Check with Manager for location)
2881 South Kihei Road
Kihei, HI 96753

There will be an organizational and regular meeting of the Board of Directors following the close of the annual homeowners meeting.

AGENDA

- (a) Roll call
- (b) Proof of notice of meeting
- (c) Minutes of preceding meeting
- (d) Reports of officers
- (e) Report of Board
- (f) Reports of committees and resident manager
- (g) Election of inspectors of election
- (h) Election of directors (2 directorships for 2 years)
- (i) Unfinished business
- (j) New business
 - 1. Tax Resolution
 - 2. Other
- (k) Adjournment

As provided by Article II, Section 10 of the By-Laws, the required quorum shall be at least 50% of the total authorized votes at the Project.

All owners are encouraged to attend the meeting. However, whether or not you currently plan to attend the meeting, **PLEASE COMPLETE AND SIGN THE ENCLOSED PROXY** and return it immediately in the envelope provided. This will ensure that a quorum will be present so business may be transacted. If you attend the meeting and desire to vote in person, your proxy will be returned upon request and you will receive a ballot to vote as you wish. Please remember that if a quorum is not present, the meeting will have to be rescheduled and the Association will incur additional expenses for a **SECOND** mailing. Directors shall be elected by cumulative voting.

NOTE: PURSUANT TO STATE LAW, PROXIES WILL NOT BE VALID UNLESS COMPLETED AND RECEIVED BY THE MANAGING AGENT, AQUA-ASTON HOSPITALITY, LLC, NO LATER THAN 4:30 P.M., (HST) FRIDAY, SEPTEMBER 11, 2020.

URGENT: WE NEED YOUR HELP. PLEASE RETURN PROXIES SO A QUORUM CAN BE ESTABLISHED TO CONDUCT A MEETING.

There will be an Organizational meeting and regular meeting of the Board following the close of the annual homeowners meeting.

BY CALL OF: ALEX CORDAS,
SECRETARY

Date of Notice: August 6, 2020

Enclosures: Proxy, Board Candidate Resumes, Annual Minutes 2019, Self-Address Return Envelope